



APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

APPLICATION

APPLICANT:	Nassau County BOCC
AGENT:	Planning + Economic Opportunity Department
REQUESTED ACTION:	Amend the Public Facilities, Conservation, Regional Coordination, And Capital Improvements Elements of the 2030 Nassau County Comprehensive Plan to Address Statutory Requirements for Water Supply Planning.

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the County's website and at the Planning + Economic Opportunity Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION

The purpose of Nassau County Water Supply Facilities Work Plan is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the local government's jurisdiction. Chapter 163, Part II, Florida Statutes (F.S.), requires local governments to prepare and adopt Work Plans into their comprehensive plans after the Water Management District approves a regional water supply plan or its update. The Northeast Florida Regional Water Supply Plan (NEFRWSP) was approved by the Governing Boards of the St. John's River Water Management District and the Suwanee River Water Management District in January 2017.

Section 163.3177(6)(c), Florida Statutes, requires local governments to adopt a water supply facilities work plan covering at least a 10-year planning period to meet existing and projected demand. The water supply work plan must incorporate the traditional and alternative water supply sources identified in the North Florida Regional Water Supply Plan. The work plan should also identify conservation and reuse measures to meet future needs.

Also, 163.3177(6)(d)(3), 163.3177(6)(h)(1) and 163.3177(3)(a)(4), Florida Statutes, requires local governments to revise the Conservation, Intergovernmental (Regional) Coordination and Capital Improvements Elements, respectively, to assess current and projected water needs and sources for at least a 10-year planning period; to adopt principles and guidelines to be used to coordinate the comprehensive plan with the regional water supply authority (if applicable) and with the applicable regional water supply plan; and and identify water supply projects necessary to achieve and maintain adopted level of service standards.

The draft plan and recommended draft policies were prepared with assistance from Northeast Florida Regional Council and reviewed by SJRWMD for compliance. The plan will be included in Technical Appendix to Comprehensive Plan.

It should be noted that no alternative water supply projects are identified by the NEFRWSP in Nassau County the focus of our efforts will largely be on reuse and conservation.



CONSISTENCY WITH APPLICABLE FLORIDA STATUTES

Applicable Statutory Reference	Determination of Consistency
Ch. 163.3177(6)(c), F.S.	✓
Ch. 163.3177(6)(d)(3), F.S.	✓
Ch. 163.3177(6)(h)(1), F.S.	✓
Ch. 163.3177(3)(a)(4), F.S.	✓

Section 163.3177(6)(c)(3)

Section 163.3177(6)(c)(3), Florida Statutes requires local governments within areas projected to have insufficient supplies of water from traditional sources to amend their comprehensive plan: (1) to incorporate the alternative water supply project or projects selected by the local government from those identified in the regional water supply plan pursuant to Section 373.709(2)(a), Florida Statutes or proposed by the local government under Section 373.709(8)(b), Florida Statutes; and (2) to adopt a work plan, covering at least a 10-year planning period, for building public, private, and regional water supply facilities, including the development of alternative water supply projects and conservation and reuse, which are necessary to serve existing and new development.

The water supply facilities work plan has prepared in accordance with this statutory provision with the assistance of the Northeast Florida Regional Council and reviewed by St. Johns River Water Management District (SJRWMD) for compliance.

Amendments to the Goals objectives and policies of the Public Facilities Element (Potable Water Sub-Element) have been included with this amendment that ensure the County will maintain a water supply facilities work plan as required by Florida Statutes.

Section 163.3177(6)(d)(3)

Section 163.3177(6)(d)(3), Florida Statutes requires local governments to revise the Conservation Element to assess current and projected water needs and sources for at least a 10-year planning period. The analysis must consider the existing levels of water conservation, use, and protection and the applicable policies of the water management district, and the district's approved regional water supply plan.

Amendments to Policies CS.01.01 and CS.01.04 addressing this provision have been included in the proposed amendment.

Section 163.3177(6)(h)(1)

Section 163.3177(6)(h)(1), Florida Statutes requires local governments to revise the Intergovernmental (Regional) Coordination Element to adopt principles and guidelines to be used to coordinate the comprehensive plan with the regional water supply authority (if applicable) and with the applicable regional water supply plan.



Amendments to Policies CS.01.01 and CS.01.04 and the addition of new Policies RC.01.13 and RC.01.14 addressing this provision have been included in the proposed amendment. These policies ensure the County will participate in the update of the Regional Water Supply Plan and participate in the water supply planning processes of its water suppliers (JEA and municipal governments).

Section 163.3177(3)(a)(4)

Section 163.3177(3)(a)(4), Florida Statutes requires local governments to revise the Capital Improvements Element to identify capital improvements projects to be implemented in the first five years of the work plan for which the local government is responsible, including both publicly and privately funded water supply projects necessary to achieve and maintain adopted level of service standards.

Amendments to Policies CI.02.01 and CI.02.05 addressing this provision have been included in the proposed amendment. These policies will ensure that water supply projects will be identified to maintain level of service (LOS) standards. At this time, no projects have been identified in the Northeast Florida Regional Water Supply Plan (NEFRWSP) in Nassau County. If such projects are identified in future updates to this plan or others, they will be included in the County's Capital Improvements Element and the Schedule of Capital Improvements.

CONSISTENCY WITH COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE

The proposed amendments will bring the existing Comprehensive Plan into compliance with the requirements of Ch. 163, F.S. regarding water supply planning. They do not create any conflicts with other existing Comprehensive Plan policies or the Land Development Code.

CONCLUSION

- Staff finds the requested action to be consistent with applicable Florida Statutes.
- Staff finds the requested action to be consistent with the Nassau County Comprehensive Plan and Land Development Code.

Based on these findings, staff recommends APPROVAL of application CPA19-008.

Submitted by:

A blue ink signature of Doug McDowell, written in a cursive style.

Doug McDowell, AICP
Principal Planner